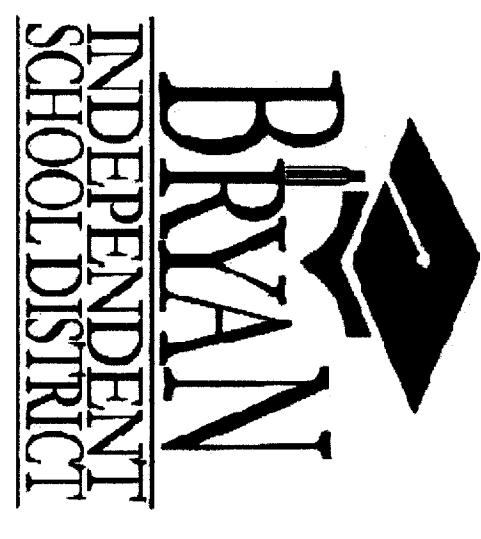
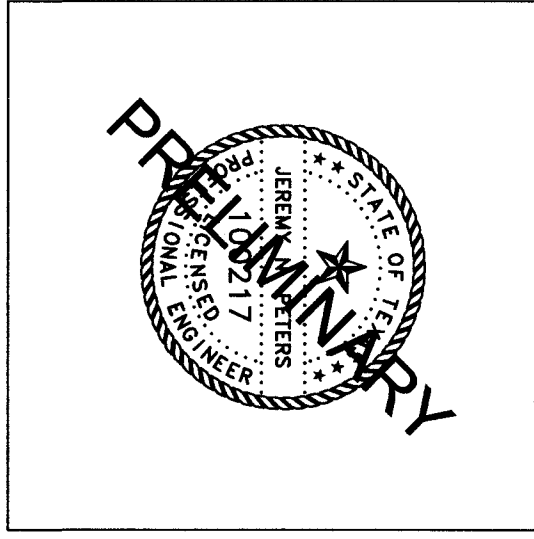




**GESSNER**  
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FIRM REGISTRATION  
NUMBER:  
TYPE P-7451  
TBR-LP-10139310



SUL ROSS  
ELEMENTARY CAMPUS  
REDEVELOPMENT  
BRYAN, TEXAS

DRAWN: AAP  
CHECKED: JWP

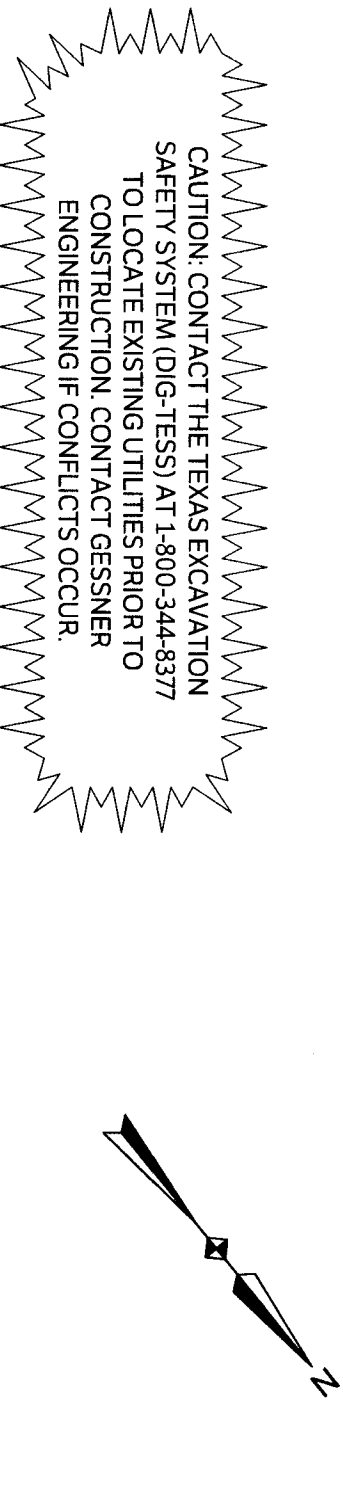
ISSUE: 08/20/2015

07/23/2015 50% CD PHASE - OWNER REVIEW  
08/20/2015 95% CD PHASE - OWNER REVIEW

SHEET TITLE:  
SITE PLAN

AUG 25 2015

C100  
15-0257



PROJECT BENCHMARK: 49M  
RAIL SPKIN POWER POLE  
ELEVATION = 303.31'

0 40 80 120  
SCALE: 1"=40'

LEGEND	
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED PAVEMENT
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING PAVEMENT EDGE
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED FIRELINE
	EXISTING MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED SS DOUBLE CLEANOUT
	PROPOSED FIRE DEPT. CONNECTION

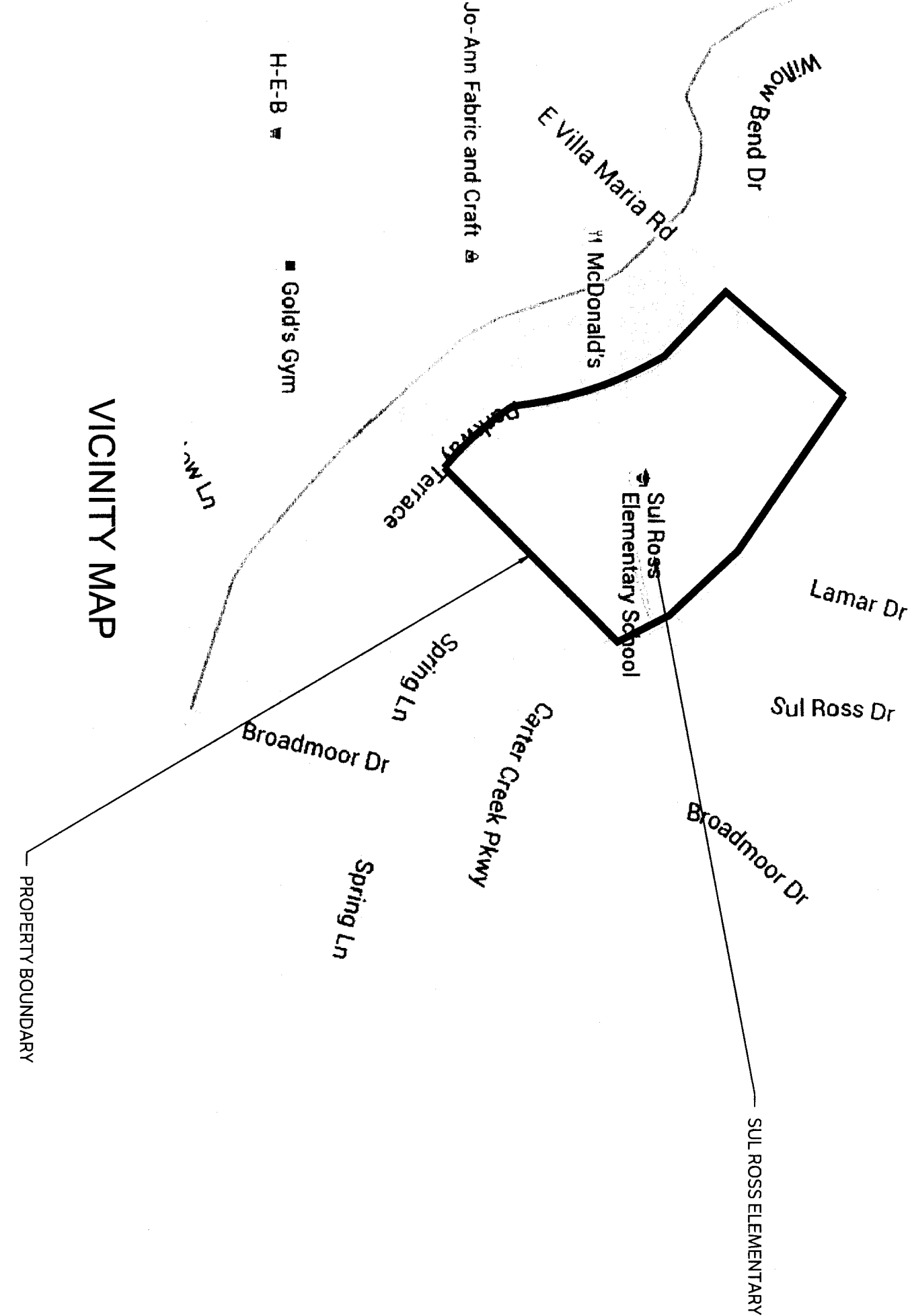
PHASING NOTE:  
FOR PROJECT PHASING REF.  
SHEET ARCH. G201

SCOPE: ADD NEW SCHOOL BUILDING WITH  
ASSOCIATED SIDEWALK, PARKING LOT, AND DRIVE  
AISLE

#### SITE PLAN NOTES:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ON-SITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES.
2. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODE, THE TEXAS ELECTRICAL CODE, AND THE TEXAS MECHANICAL CODE.
4. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODE, THE TEXAS ELECTRICAL CODE, AND THE TEXAS MECHANICAL CODE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS AVAILABLE TO PREVENT POLLUTION OF THE SURROUNDING ENVIRONMENT.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS TO RECORD AS-BUILT CONDITIONS.
8. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODE, THE TEXAS ELECTRICAL CODE, AND THE TEXAS MECHANICAL CODE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS AVAILABLE TO PREVENT POLLUTION OF THE SURROUNDING ENVIRONMENT.
11. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS TO RECORD AS-BUILT CONDITIONS.
12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
13. IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINIPLE BACK-FLOW DEVICE, OR A DOUBLE-CHECK BACK-FLOW DEVICE, AND INSTALLED AS SHOWN ON THE PLANS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE LOCATED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES.
15. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS.
16. THE CONTRACTOR ACKNOWLEDGES THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, CITY MAPS, AND WHEN POSSIBLE, FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR CORRECT.
17. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
18. ALL BACK-FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
19. ALL WATER LINES TO BE CL 208 OR 14 PVC, MEETING AMWA C-900 OR C-909 STANDARDS.
20. ALL SANITARY SEWER LINES TO BE SDR-35 PVC.
21. ALL SEWER AND CROSSINGS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE.
22. ALL METERS TO BE LOCATED WITHIN THE PILE.

#### VICINITY MAP



BUILDING DATA SUMMARY			
EXISTING USE	ELEMENTARY SCHOOL		
NO. OF STORIES	1		
PROPOSED	TOTAL SF	HEIGHT (FT)	TYPE
	38,188	18	IB
BUILDING NO.	18841	COOR	YES
(Not located in 10 year floodplain or floodway)			
UTILITY REQUIREMENTS			
Maximum Water	40 GPM	Flow Rate	Daily Flow 41
Average Water	10 GPM		
Max. Sewer Load	125 GPD	on 15 hour dry season	

